

ROBERT J. GOULDIE &
JOYCE E. GOULDIE
CALLED 24.342 ACRES
DOC #1800493
OPRHCT

LEGAL DESCRIPTION

BEING A SURVEYED 41.1258 ACRE TRACT (1,791,441 SQUARE FEET) SITUATED IN THE E.W. GOOLSBY SURVEY, A-444, AND BEING THE REMAINDER OF A CALLED 56.037 ACRE TRACT DESCRIBED IN DOCUMENT No. 2001141 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS (OPRHCT); DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE, U.S. SURVEY FEET; SAID 41.1258 ACRE TRACT (SUBJECT TRACT) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with cap stamped "BOURLAND SURVEYING" found at the southeast corner of said 56.037 acre tract, same being the southeast corner of a called 10.19 acre tract of land described in Document No. 20212165 (OPRHCT), same being in the southwest line of a tract of land conveyed to Northern Rail Road Company described in Volume 129, Page 1 of the Deed Records of Houston County, Texas (DRHCT), and same being in the northwest line of County Road 3450B;

THENCE North 36°15'46" West, along the common line of said 10.19 acre tract and the Northern Rail Road Company tract, and along the northeast line of said 56.037 acre tract, 445.16 feet to a 5/8 inch iron rod with cap stamped "BOURLAND SURVEYING" found for the southeast corner of said subject tract, same being the north corner of said 10.19 acre tract, same being in the southwest line of said Northern Rail Road Company tract, and same being the PLACE OF BEGINNING;

THENCE South 53°15'53" West, along the northwest line of said 10.19 acre tract, 966.10 feet to a 5/8 inch iron rod with cap stamped "BOURLAND SURVEYING" found a corner of said subject tract, same being the northwest corner of said 10.19 acre tract, and same being the northeast corner of a called 4.00 acre tract described in Document No. 20211984 (OPRHCT);

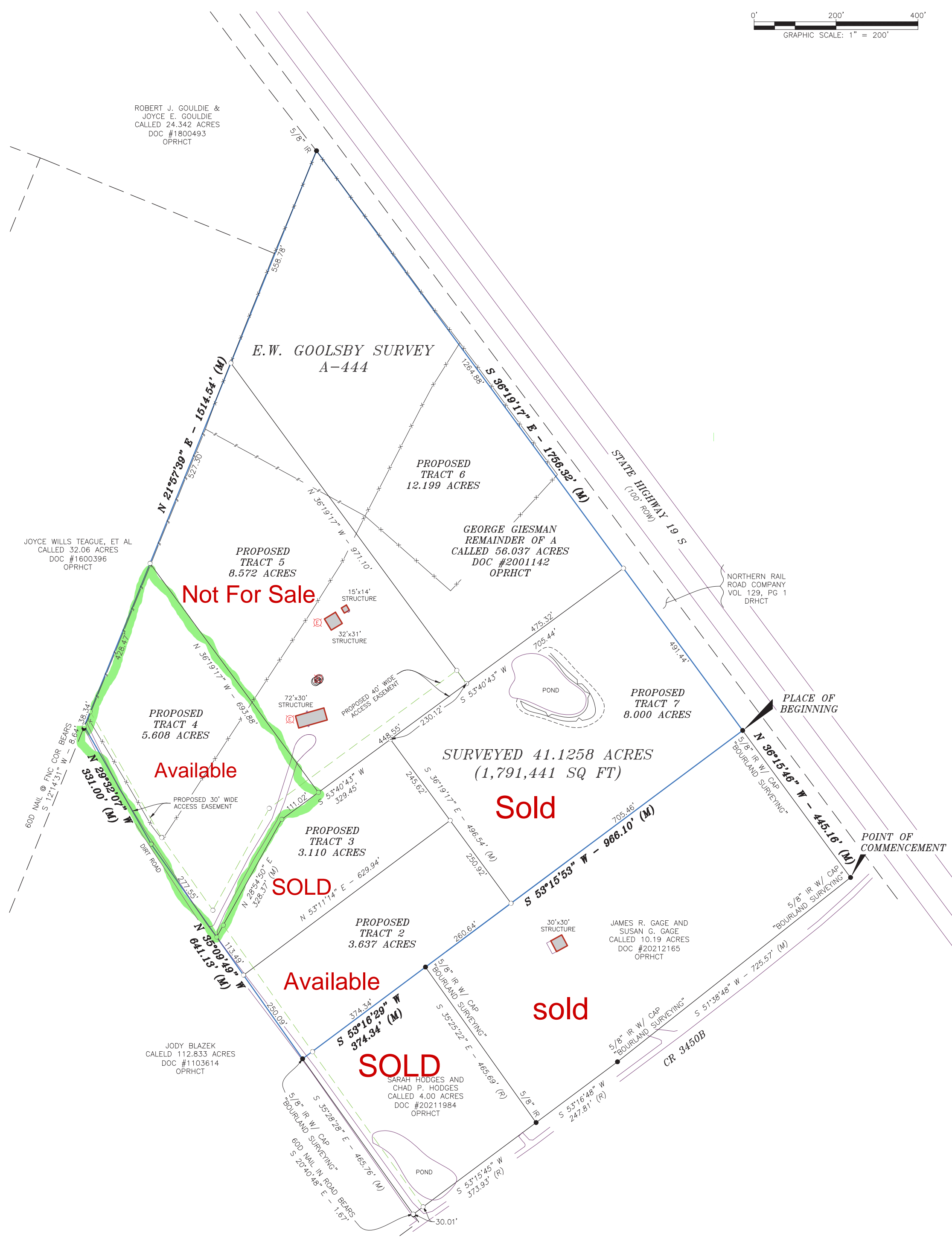
THENCE South 53°16'29" West, along the northwest line of said 4.00 acre tract, 374.34 feet to a 5/8 inch iron rod with cap stamped "BOURLAND SURVEYING" found for the southwest corner of said subject tract, same being the northwest corner of said 4.00 acre tract, and being in the southwest line of a called 112.833 acre tract described in Document No. 1103614 (OPRHCT);

THENCE North 35°09'49" West, along a common line of said 112.833 acre tract and said 56.037 acre tract, 641.13 feet to a 5/8 inch iron rod with cap stamped "TABLEROCK SURVEY, LLC" set for a corner of said subject tract, same being in the northeast line of said 112.833 acre tract;

THENCE North 29°32'07" West, along another common line of said 112.833 acre tract and said 56.037 acre tract, 331.00 feet to a 5/8 inch iron rod with cap inscribed "TABLEROCK SURVEY, LLC" set for the northwest corner of said subject tract, same being the northeast corner of said 112.833 acre tract, and same being in the southeast line of a called 32.06 acre tract of land described in Document No. 1600396 (OPRHCT), from which a 60D nail at fence corner bears South 12°14'31" West, 8.64 feet;

THENCE North 21°57'39" East, along the common line of said 56.037 acre tract and 32.06 acre tract, and along the common line of said 56.037 acre tract and a called 24.342 acre tract described in Document No. 1800493 (OPRHCT), 1514.54 feet to a 5/8 inch iron rod found for the north corner of said subject tract, same being the north corner of said 56.037 acre tract, and same being the southeast corner of said 24.342 acre tract, and being in the southeast line of said Northern Rail Road Company tract;

THENCE South 36°19'17" East, along the common line of said 56.037 acre tract and said Northern Rail Road Company tract, 1756.32 feet to the POINT OF BEGINNING containing 41.1258 acres (1,791,441 square feet).



ABBREVIATIONS & SYMBOLS LEGEND

- FOUND AS DESCRIBED ●
- IRON ROD IR
- 5/8" IRON ROD SET ○
- W/BUE CAP INSCRIBED ○
- TABLEROCK SURVEY, LLC UNLESS OTHERWISE NOTED ○
- RECORD CALLS (R)
- FIELD MEASURED (M)
- CONTROLLING MONUMENT (CM)
- OFFICIAL PUBLIC RECORDS HOUSTON COUNTY, TEXAS OPRHCT
- ELECTRIC METER Ⓢ
- SANITARY SEWER CLEANOUT Ⓣ
- BARBED WIRE FENCE -x-
- HOGWIRE FENCE -f-
- TOP BANK -
- TOE BANK - - - - -

SURVEYOR'S CERTIFICATE

I, MICHAEL D. MCGUINNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON MARCH 1, 2022, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.



MICHAEL D. MCGUINNESS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1965
3/25/2022
DATE SIGNED

SURVEYOR NOTES:

1. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
2. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
4. © 2022, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
5. SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.

SURVEY OF:

41.1258 ACRES

SITUATED IN THE
E.W. GOOLSBY SURVEY,
ABSTRACT No. 444,
HOUSTON COUNTY, TEXAS

DATE	03/24/2022	CHK	DH
DRWN	JLK	APPR	MDM

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